

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL041049	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED R 06/15/2016
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NAME OF PROVIDER OR SUPPLIER BROOKDALE LAWDALE DRIVE	STREET ADDRESS, CITY, STATE, ZIP CODE 3823 LAWDALE DRIVE GREENSBORO, NC 27455
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{C 000}	Initial Comments Report of a Follow-Up Construction Survey by Ed Miller June 15, 2016. The following deficiencies cited during the Biennial Construction Survey, have not been satisfactorily corrected and will require a new Plan of Correction.	{C 000}		
{C 189}	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Based on observation, the building fire protection equipment was not maintained operable to keep the facility safe. This would affect all residents if the systems failed to detect smoke or suppress a fire. Findings on June 15, 2016: a. The motorized radiation dampers in the HVAC ceiling vents throughout the facility activated upon alarm, however when the alarm was reset the majority of the radiation dampers did not return to the open position. 2. Based on observation, the building HVAC equipment was not maintained operating. This would affect all residents by not maintaining	{C 189}		

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE _____ TITLE _____ (X6) DATE _____

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{C 189}	<p>Continued From page 1</p> <p>adequate environmental conditions.</p> <p>Findings on June 15, 2016:</p> <p>a. The HVAC systems throughout the building are compromised due to the obstruction of ceiling supply and return ducts by activated radiation dampers.</p> <p>3. Based on observation, the building was not maintained in a safe manner by not maintaining the fire-resistance rating of building components. This would affect all residents by not containing smoke and fire in the room or smoke compartment of origin.</p> <p>Findings on June 15, 2016:</p> <p>b. The main Laundry has a ceiling split open.</p> <p>d. The main Laundry room has an open junction box in the ceiling</p> <p>e. The kitchen has a hole in the wall behind the entry door from the service corridor</p> <p>f. The corridor has unprotected penetrations in the ceiling at the modems.</p> <p>h. The HVAC room in the attic over room 5 has unprotected penetrations in the walls</p> <p>j. The attic smoke barrier wall at room 38 has unprotected penetrations by cable, and the tape is falling off</p> <p>These unprotected openings are not in conformance with the requirement to use a through penetration fire stop system that has been tested in accordance with ASTM E-814</p> <p>4. Based on observation, the building mechanical systems were not maintained in a safe manner by omitting radiation dampers in ceiling penetrations. This would affect all residents by not containing smoke and fire in the room or smoke compartment of origin.</p>	{C 189}		

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{C 189}	<p>Continued From page 2</p> <p>Findings on June 15, 2016: The following areas were missing ceiling radiation dampers:</p> <ul style="list-style-type: none"> a. Clean Linen Room, c. Kitchen d. Med Room e. Salon f. Pantry <p>Ensure an adequate Fire Barrier has been provided at these ceiling penetrations. Note: Fire dampers at the ceiling membrane were permitted to be omitted from areas required to be separated by the 1996 NCSBC Section 409.1.5 - Protection from Hazardous Areas and provided with Fire Barriers to the roof deck.</p> <p>5. Based on observation, the facility components were not maintained operable by having doors that did not close completely and latch.</p> <p>Findings on June 15, 2016: The following doors have issues:</p> <ul style="list-style-type: none"> a) The main Laundry, which is greater than 100 square feet, has had the reqiored door closer disconnected. c) Bedroom 40 has a bi-fold closet door off track, d) The kitchen door to the Dining Room is being held open with a permanent magnet, i.e. it does not release upon detection of smoke as required. <p>6. Based on observation, the building exit signage and emergency illumination were not maintained in a safe manner. This would affect all residents by not keeping the exits visible in an emergency.</p> <p>Findings on June 15, 2016: Exit signs and emergency lights are not working in the following locations:</p>	{C 189}		

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{C 189}	Continued From page 3 a) Exit sign near room 15 is not working on battery backup,	{C 189}		
{C 191}	Unvented & Portable Elec. Heaters Prohibited SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (b) There shall be a heating system sufficient to maintain 75 degrees F (24 degrees C) under winter design conditions. In addition, the following shall apply to heaters and cooking appliances. (2) Unvented fuel burning room heaters and portable electric heaters are prohibited. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Based on observation, the facility was not maintained in a safe manner by having portable electric heaters in use. Findings on June 15, 2016: Portable electric heaters were found in the following locations: b) Business Office next to Administrator Office,	{C 191}		
{C 199}	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in	{C 199}		

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{C 199}	<p>Continued From page 4</p> <p>these specified spaces:</p> <ul style="list-style-type: none"> (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. <p>(k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.</p> <p>This Rule is not met as evidenced by:</p> <ul style="list-style-type: none"> 1. Based on observation, the building exhaust ventilation was not maintained in accordance with this Rule. <p>Findings on June 15, 2016:</p> <ul style="list-style-type: none"> a. The exhaust fan in room 26 bathroom is not working. b. Numerous exhaust fans are not working throughout the building due to activated radiation dampers blocking the exhaust ducts. 	{C 199}		